THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$450,000.00**

Subscribed and sworn to before me this 2nd day of May, 2022.

Notary Public **Affiant**

My Commission Expires:

SUANNE K TOONK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER MY COMMISSION EXPIRES MARCH 25, 2026

Karen Johnson Davidson County
Batch# 857457 DEEDWARR
05/18/2022 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220518-0057176

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Jessica Murillo **1735 Springfield Highway** **Goodlettsville, Tennessee 37072**	**Same as New Owner:**	**007-00-0-004.00 and 007-00-0-005.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **TERRY SMITH AND WIFE, SORAYA SMITH,** have this day bargained and sold, and do hereby transfer and convey unto the said **JESSICA MURILLO, A SINGLE WOMAN,** the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I:
Land in the 10th Civil District of Davidson County, Tennessee, described as follows: Beginning at a point in the North right-of-way of Tennessee Highway U.S. 41 or the Springfield and Nashville Pike, a corner to said Greer; thence North 2 deg. East 308.0' to a stone, corner to said Greer; thence South 88 deg. east 158.0' to a post in the margin of Baker Station Pike; corner to said Greer; thence with said Pike North 7 deg. West 100.0' North 4 deg. 460.0' to a stake, corner to M.P. Coggins; thence South 40 deg. West 793.0' to Highway U.S. 41, corner to M.P. Coggins; thence with said Highway U.S. 41, South 44 deg. East 455.0' to the point of beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 6158, Page 706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to TERRY SMITH AND WIFE, SORAYA SMITH, by deed from ETHEL T. EMRSON, UNMARRIED, of record in Instrument No. 20030312-0033023, dated March 5, 2003, said Register's Office.

Tract II:
Land in the 10th Civil District of Davidson County, Tennessee, described according to a survey dated May 8, 1968, made by Wayne S. Cooper, Sr., Surveyor, as follows:
BEGINNING at an iron pin by a fence corner post in the Easterly margin of U.S. Highway 41; thence North 2° 00' East 352 feet to a hand painted rock in the corner of a fence; thence South 88° 00' East 158 feet to an iron pin in the corner of a fence on the Westerly margin of Bakers Station Road; thence with said margin of Bakers Station Road, South 19° 32' East 815.7 feet to an iron pin at the intersection of said margin and the Easterly margin of said U.S. Highway 41; thence with said margin of said U.S. Highway 41, North 46° 01' West 608.4 feet to the beginning, containing 3.68 acres, more or less.
INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 6121, Page 664, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being the same property conveyed to TERRY M. SMITH AND WIFE, SORAYA SMITH, by deed from ROSIE BATSON, BY AND THROUGH HER ATTORNEY IN FACT, MAXINE MILENDER, of record in Instrument No. 20060711-0082866, dated July 7, 2006, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, her successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 2nd day of May, 2022.

TERRY SMITH

SORAYA SMITH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **TERRY SMITH**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of May, 2022.

My Commission Expires: _____

NOTARY PUBLIC

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Birthright, a Notary Public in and for said County and State, **SORAYA SMITH**, the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of May, 2022.

My Commission Expires: _____

NOTARY PUBLIC

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 6, 2023

CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/2/22 [DATE].

AFFIANT SIGNATURE

5/4/22
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the 4 day of May, 2022.

Notary Signature
My Commission Expires: 7/22/25
[SEAL]

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025